

need for further discussion” before selecting The Carter Payne-Willans proposal for the development of the Elephant Rock property.

I don't live in Palmer Lake, and have no relationship with any of the developers, but I have a calculator and made a few observations based on the reported description of the Carter Payne financials.

The selected proposal projected \$1.91 million “in sales tax for the town” over 10 years. This averages out \$191,000 per year, which would require generation of \$6.3 million in taxable revenue per year. That is double the sales generated by the average McDonald's, one of the most efficient businesses on earth and targeted at the best traffic locations.

The selected proposal plans an investment which would generate “\$185,108 in property taxes” between 2023 and 2032. If invested immediately, at best this would generate nine years of property tax revenue between 2023 and 2032 or \$20,568 per year. That revenue would require a commercial market value of \$3.339 million within a year, for an assessed valuation of \$968,453 to generate \$20,568 in property tax revenue for the town.

The “proposed timeline” of phased investments for the project was estimated to be \$4.25 million, also double the initial investment for a McDonald's franchise.

Based on these projections, this proposal is an incredible opportunity for the Town of Palmer Lake to attract this kind of investment for a collection of business activities capable of generating this amount of revenue. No need for further discussion.

**Hal King**

### Does anyone realize how much more money D38 will get in this mill levy override?

They are asking for a 140% increase. Another \$5.6 million on top of the \$4 million extra we give them every year. Forever. District 38 has made it a point to say we pay a little less than other neighboring districts and that's their reason for asking for more. It's not that they actually need \$5 million to fill the positions they had trouble filling this year. It's that something is wrong with the universe if others get more than they do.

Here's the math: D20's MLO currently gives them \$1,049 per pupil. Currently D38 gets \$620. If this MLO

passes, D38 will get about \$850 more per student. This will increase D38's per pupil MLO funds to \$1,470.

It's very interesting that this totals up to almost exactly the amount of money D38 lost when they lost over 400 students in recent years.

Why do we all of a sudden need to not only pay more taxes than D20 pays, but a whopping 45% more than they pay? Well, when you look closely and see that the amount D38 is asking for is simply to make up for the loss of enrollment, it starts to make lot of sense. Why cut any expenses when D38 can just harvest the funds from the taxpayer money tree? They have been trying this using different cover stories and lies for the past 15 years and this year is no different. There is no indication that fleecing taxpayers for more money would improve the quality of education here. When you are already No. 3 out of 178 in your state, more money is usually the last thing to make you any better.

**Jeff Koehlinger**

### Lies, lies, lies

D38 is trying to pull the wool over on local taxpayers. It wasn't long ago they asked for a massive tax increase to build a school that wasn't needed. Now, D38 has over 400 less students over last four years and zero growth. In response, they should let some staff go and reduce expenses because they have almost a full elementary school less students. But D38 has chosen to waste taxpayer money and not reduce costs in response to hundreds less students and lower revenue.

Next, the D38 rate of teacher turnover is in line with many other districts in the state. In fact, districts with higher taxes and higher pay have similar rates of teacher turnover. Another lie and inconvenient truth they try to hide. Only a few years ago, D38 wasted \$1.5 million on plans for a school that can't be built. In that lie, they tried to hide extra windfall revenue they would earn in a complicated “bond premium” scheme that they did not disclose. It is long overdue that D38 make cutting out waste and inefficiency a top priority. Next, D38 should provide real transparency and efficiency (and not a taxpayer-funded PR department that just spins the truth.)

Most families and retirees are struggling with record inflation, high prices and a recession that will reduce jobs. Asset prices are going down, which reduces wealth and financial capability. It is tone deaf for D38 to ask for

a big tax increase when homeowners are already reeling from higher property taxes due to inflation-induced rising home prices. Before coming to taxpayers for more money, D38 first needs to focus on cutting out waste and stop mismanaging our existing tax dollars. And stop lying to try to pass another unneeded tax increase, too.

**Scott Saunders**

### Thank you D38 teachers, staff, and school board!

Thanks to our school board members for passing the resolution to allow teachers and other non-administrative staff compensation to go to the voters! D38 teachers and much of the support staff are the lowest paid of 10 surrounding districts. And this is in a state that is one of the lowest paying in the nation! Not only must we raise wages to stay competitive, but also our teachers have earned it with all they have sacrificed for our kids in the last couple of years. Great schools make our community stronger and help our home values, in addition to helping raise well-educated and competitive kids. Support D38 and vote yes!

**Crystal Starkey**

### Thanks to Tri-Lakes Women's Club for supporting youth baseball

On behalf of the Bears Baseball Club of Monument, I would like to thank the Tri-Lakes Women's Club for playing an integral role in this year's Palmer Ridge Youth Baseball Camp by donating T-shirts to the kids and coaches that participated in the four-day event. Thanks to their generosity, 87 campers from grades one through eight and 15 adult/youth coaches were provided a specially designed shirt that made them feel like valuable members of the same team and that will serve as a memento of their lessons learned at camp.

The baseball camp is held annually in June and is designed to get kids outside in the warm weather for an active and fun introduction to the game of baseball. All proceeds from the camp directly benefit the student athletes of Palmer Ridge's baseball program by funding team supplies, safety equipment, and capital improvements.

**Joe Ward**

## Between the Covers at Covered Treasures Bookstore

# Lose yourself in historical fiction

By the staff at Covered Treasures

“Once you've fallen in love with books, their presence can make you feel at home anywhere, even in places where you shouldn't belong.”—

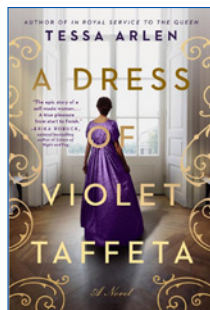
*Kristin Harmel, The Book of Lost Names*

Immerse yourself in well-researched historical fiction and lose yourself in a different time period. Authors frequently include notes to explain the true history that inspired them.

### *A Dress of Violet Taffeta*

By Tessa Arlen (Berkley) \$17

Belle Époque icon Lucy, Lady Duff Gordon, was determined to shatter the boundaries of the fashion world. First Lucy is deserted by her wealthy husband, left with an aging mother and young daughter to support. Then Lucy survives the sinking of the Titanic. She could never have imagined the effects on her career, her second marriage, and her legacy. No matter what life throws at her, Lucy will live on as a trailblazing, fearless fashion icon, never letting go of what she worked so hard to earn.



### *The Dictionary of Lost Words*

By Pip Williams (Ballantine) \$17

A Reese's Book Club Pick and bestseller, this captivating, thought-provoking book delves into the real women whose work on the Oxford English Dictionary went largely unheralded. Set during the height of the women's suffrage movement and with the Great War looming, *The Dictionary of Lost Words* reveals a lost narrative, hidden between the lines of a history written by men. Inspired by actual events, author Pip Williams has delved into the archives to tell this highly original story that celebrates the power of language to shape the world.

### *The Book of Lost Names*

By Kristin Harmel (Gallery Books), \$16.99

Eva, a librarian in Florida, discovers an article about a book she hasn't seen in 65 years. The article discusses the Nazis looting of libraries and the search to reunite people with the texts taken from them. In one of the most fascinating cases, the book appears to contain

code. Only Eva holds the answer. In 1942, forced to flee Paris and find refuge in a small mountain town, Eva forged identity documents for Jewish children. She came up with a way to preserve their real names. This is a testament to resilience of the human spirit and the power of bravery and love in the face of evil.

### *Woman of Light*

By Kali Fajardo-Arstone (One Word) \$28

Listed as one of Oprah's Best Historical Fiction 2022, this multigenerational novel is about survival, family secrets, and love. Luz “Little Light” Lopez is left to fend for herself in 1930s Denver after her brother is run out of town by a violent mob. She has visions that transport her to her Indigenous homeland in the nearby Lost Territory. In the end, it is up to Luz to save her family stories from disappearing into oblivion.

### *The Lost Girls of Willowbrook*

By Ellen Marie Wiseman (Kensington Publishing) \$16.95

Bestselling author Ellen Marie Wiseman blends fact, fiction, and urban legend for a haunting story about a young woman mistakenly imprisoned at Willowbrook State School, the real-life institution later shuttered for abuses. Six years after her twin sister Rosemary's supposed death, and the death of her mother, Sage discovers Rosemary didn't die. She was committed to Willowbrook and went missing. Sage secretly sets out determined to

find Rosemary. What she learns will change her life in ways she never could have imagined.

### *Her Hidden Genius*

By Marie Benedict (Sourcebooks) \$16.99

She changed the world with her discovery. Three men took the credit. When Rosalind is assigned to work on DNA, she believes she can unearth its secrets, and she does. But what unfolds next, she could never have predicted. Marie Benedict's powerful novel brings to life Rosalind Franklin's grit and spirit and shines a light on a woman who sacrificed her life to discover the nature of our DNA.

### *The Last Green Valley*

By Mark Sullivan (Lake Union Publishing) \$15.95

In March 1944, as Stalin's forces push into Ukraine, the Martels are one of many families of German heritage whose ancestors have farmed in Ukraine for more than a century. Caught between two warring forces, the Martels' story is a brutal, complex, and ultimately triumphant tale that illuminates the power of love, faith, and one family's incredible will to survive and see their dreams realized.

Until next month, happy reading.

The staff at Covered Treasures can be reached at [books@ocn.me](mailto:books@ocn.me).

## October Library Events

# Authors to visit, Friends of the Library Week set

By Harriet Halbig

Two important events are coming up in October at the library. As the *All Pikes Peak Reads* program continues, two of the three featured authors will speak during the month.

On Saturday, Oct. 15, Susan Orlean, author of *The Library Book*, an adult selection, will appear in person at 4 p.m. in Library 21c, 1171 Chapel Hills Drive in Colorado Springs. Described as a love letter to the library, the book revolves around a mysterious major fire at the Los Angeles Public Library in 1986, which destroyed

more than 400,000 books and damaged 700,000 more. The cause was never discovered.

On Thursday, Oct. 20 at 10 a.m. and 1 p.m., author Leslie Connor of *The Truth as Told by Mason Buttle*, this year's children's selection, will speak virtually. The book involves a child with learning disabilities who has difficulties being believed when he describes what he saw.

Oct. 10 through 17 is *National Friends of the Library Week*. The *Pikes Peak Friends of the Library* organization has over 1,000 members, with chapters at each branch. The *Friends* are dedicated to supporting and promoting